

# City of Detroit

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April 10, 2026

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a single-family house at 2153 Hubbard Street in the Hubbard Farms Neighborhood Enterprise Zone (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for 15 years for the rehabilitation of a single-family house at 2153 Hubbard Street.

The petitioner/developer for the project is JAC, LLC. This LLC is owned by Phillip Hilliard and his wife, Kim, who are local residential investors focused on rehabilitating existing housing to improve neighborhood conditions.

### ***Background on the Property***

Below is a summary of information regarding the existing building:

- The building is located on the west side of Hilliard Street between Toledo and West Vernor in Council District 6. Attached to this report is a map and street view of the location.
- The building was built in 1890
- The house has 2 stories and contains about 1,497 sq ft
- Records show the Hilliard's purchased the house in March 2026 for \$127,500;
- Records show the house has an assessed value of \$46,300 and taxable value of \$9,209

### ***Proposed Rehab Work***

The petitioner indicates the estimated cost of rehab is about \$45,000. Rehab work will include the following:

- Replace roof
- Update siding
- Replace windows
- Update interior – flooring, new kitchen and bathroom and add half bath
- Add new AC unit
- Bring electrical and plumbing up to code

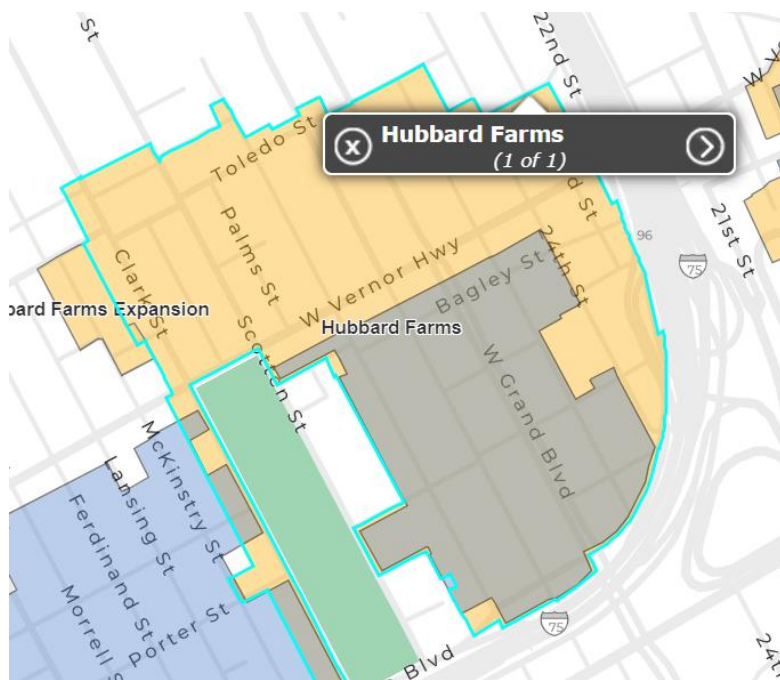
The finished rehab will have 4 bedrooms and 1.5 bathrooms.

Regarding parking, the house has an existing driveway for two vehicles. Regarding accessibility, the developer indicates there are no added accessibility features. However, the home will meet standard residential access and safety standards.

The NEZ Act allows rehabilitated units to be rented. The Hilliard's when finished plan to rent the house for an estimated \$1,700 to \$1,900 per month.

**NEZ Area**

The subject property has been confirmed as being within the boundaries of the Hubbard Farms NEZ, which was established by City Council in October 2002 and is eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. Below is a map showing Hubbard Farms NEZ which contains approximately 245 acres; this zone was requested at the time by the Bagley Housing Association which proposed 125 residential units of new housing, condos and townhouses.



**Conclusion**

The petitioner submitted the NEZ certificate application dated March 26, 2026, to the City Clerk's office. The NEZ Act (Act 147 of 1992) states the NEZ certificate applications must be filed "before" a building permit is "issued" (or the application must not be filed 6 months later than the permits being issued with City Council approval). The petitioner has not yet applied for building permits.

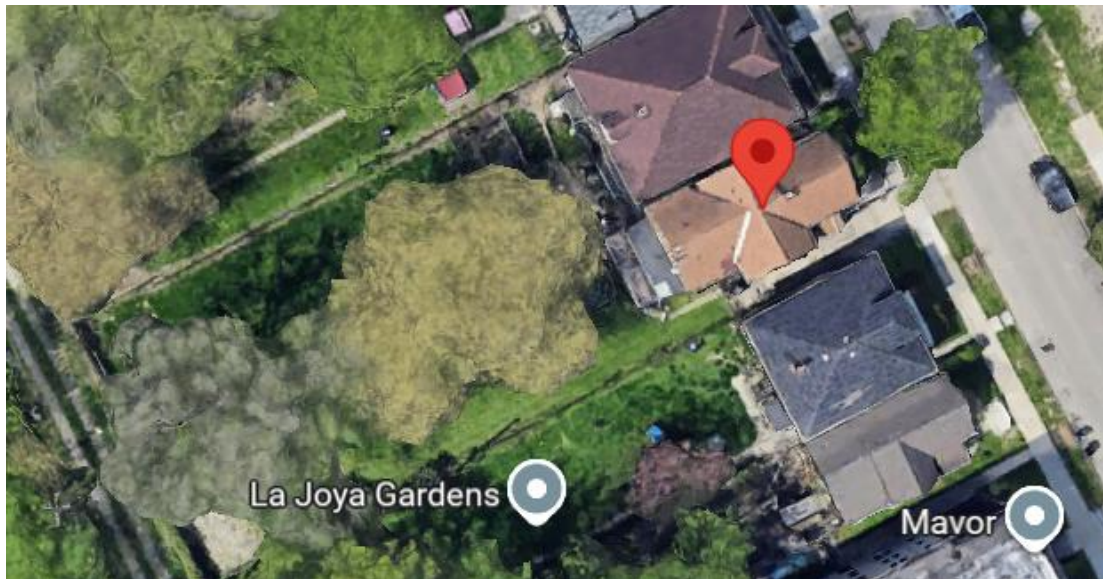
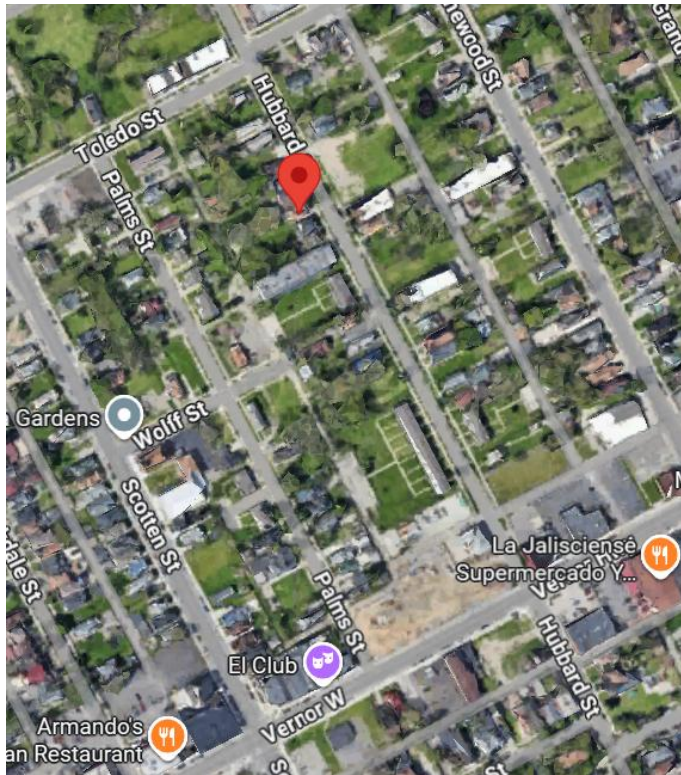
CPC staff have reviewed the application and recommend approval. Attached is a resolution for Your consideration.

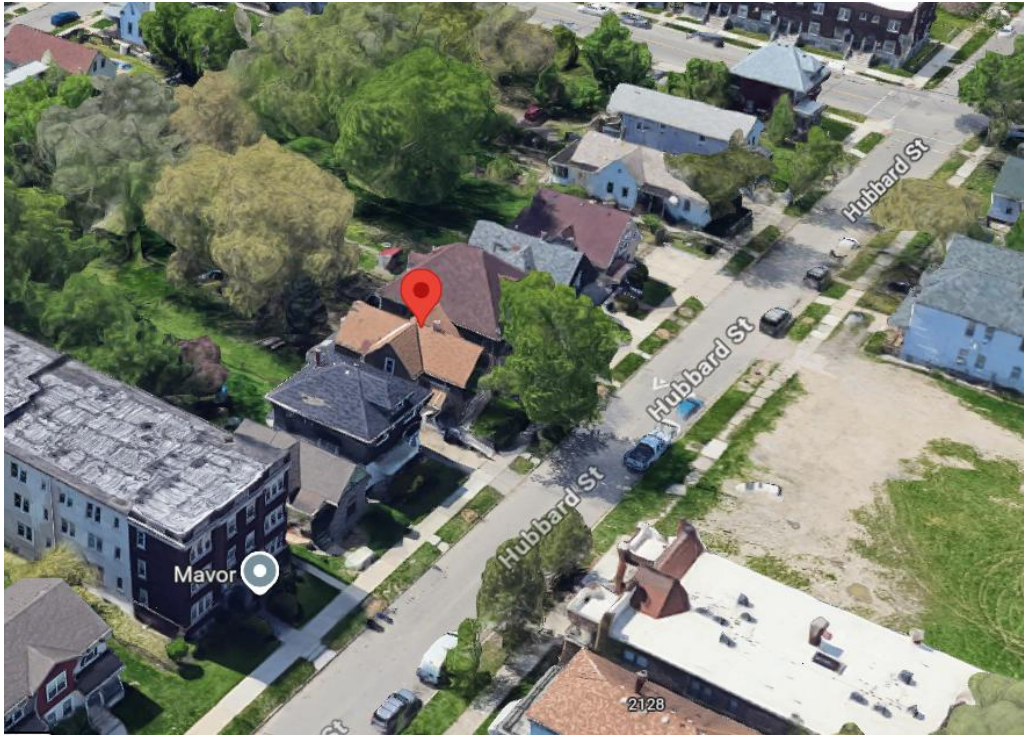
Respectfully submitted,

Handwritten signature of Marcell R. Todd, Jr. in blue ink.

Marcell R. Todd, Jr., Director CPC

cc: Angela Jones, City Clerk





# Resolution

By Council Member \_\_\_\_\_

**WHEREAS**, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

**WHEREAS**, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

**NOW, THEREFORE, BE IT RESOLVED**, That the Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificates if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

**BE IT FINALLY RESOLVED**, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Hubbard Farms	2153 Hubbard Street	26-19